155.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,500 / 645,500
					USE VALUE:	645,500 / 645,500
					ASSESSED:	645,500 / 645,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
142		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BJORKMAN KAREN
Owner 2:	
Owner 3:	
Street 1:	142 GEORGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BJORKMAN KAREN -
Owner 2:	FLECKENSTEIN MARK -
Street 1:	142 GEORGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Wood Shingle Exterior and 1215 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	225,500		420,000	645,500
Total Card	0.138	225,500		420,000	645,500
Total Parcel	0.138	225,500		420,000	645,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.28 | /Parcel: 531.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,600	0	6,000.	420,000	645,600	645,600	Year End Roll	12/18/2019
2019	101	FV	206,000	0	6,000.	420,000	626,000	626,000	Year End Roll	1/3/2019
2018	101	FV	237,500	0	6,000.	354,000	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	237,500	0	6,000.	324,000	561,500	561,500	Year End Roll	1/3/2017
2016	101	FV	237,500	0	6,000.	276,000	513,500	513,500	Year End	1/4/2016
2015	101	FV	208,800	0	6,000.	240,000	448,800	448,800	Year End Roll	12/11/2014
2014	101	FV	208,800	0	6,000.	222,000	430,800	430,800	Year End Roll	12/16/2013
2013	101	FV	208,800	0	6,000.	211,200	420,000	420,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BJORKMAN KAREN	35234-59		4/8/2002	Family	99	No	No		
FOLEY KEVIN/ETA	28024-117		12/29/1997		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2014	1191	Add Bath	5,500		9/15/2014			Reframe 2nd floor
10/15/1996	532	Manual	3,000					REROOF
8/30/1994	448		3,500					15X18 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
3/7/2009	Inspected	197	PATRIOT
12/1/2008	Measured	345	PATRIOT
1/15/2000	Inspected	197	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	270	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

User Acct

103168

GIS Ref

GIS Ref

Insp Date

05/21/18

!12157!

PRINT

Date	Time
12/11/20	02:16:04

LAST REV

Date	Time
06/25/18	11:19:48

apro

12157

USER DEFINED

Prior Id # 1:	103168
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.34022188
Const Adj.:	0.98990101
Adj $ / SQ:	119.402
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306437
Depreciation:	80899
Depreciated Total:	225537

COMMENTS

CRAWL SPACE IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

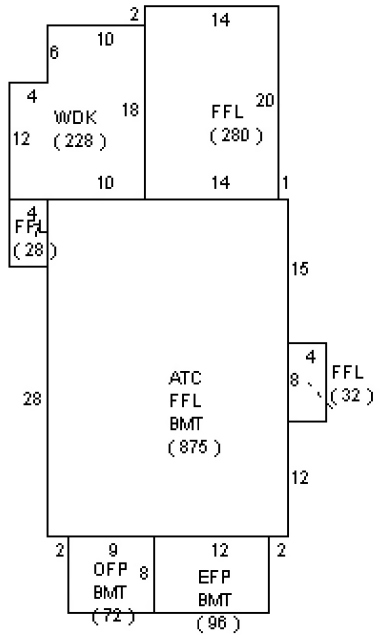
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	119.40
Special Features:	0	Val/Su Net:	76.18
Final Total:	225500	Val/Su SzAd	148.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,215	119.400	145,073
BMT	Basement	1,043	35.820	37,361
ATC	Attic	306	119.400	36,567
WDK	Deck	228	10.280	2,344
EFP	Enclos Porch	96	55.020	5,282
OFP	Open Porch	72	39.020	2,809

Net Sketched Area:	2,960			Total:	229,436
Size Ad	1521.25	Gross Are	3529	FinArea	1215

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	